

POULSBO CITY COUNCIL SPECIAL MEETING OF NOVEMBER 28, 2012

MINUTES

PRESENT: Mayor Erickson, Berry-Maraist, Lord, McGinty, Musgrove, Nystul, Stern.

Absent: Henry

Staff: Berezowsky, Boltz

Also present: Karla Boughton, kb Consulting

MAJOR BUSINESS ITEMS

* * * Workshop: Draft Zoning and Code Enforcement Ordinances

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Mayor Erickson called the meeting to order in the Council Chambers at 7:01 PM and led the Pledge of Allegiance.

2. **COMMENTS FROM CITIZENS**

a. Troy Barber spoke to the e-mail submitted earlier today regarding medical cannabis gardens being designated as Light Industrial in the City and suggested the gardens be designated in commercial zones.

3. **MAYORS REPORT AND COUNCIL COMMENTS**

a. Councilmember Lord commented on the downtown Christmas decorations and success of the Norseman unveiling.

b. Councilmember Musgrove reiterated previous comments and thanked the Suquamish Tribe for attending the unveiling, and the work of the Bill Austin, Mayor Erickson and volunteers.

c. Mayor Erickson commended Mark Gale, sculptor, and Bill Austin for the Norseman, the success of the unveiling and thanks to all of the volunteers. Erickson reminded the public about Yule Fest on December 1st, at the Sons of Norway.

d. Councilmembers McGinty and Berry-Maraist reiterated the positive comments on the Norseman statue.

e. Councilmember Stern shared the similarity between the Velkommen til Poulsbo lettering at the statue to be duplicated at Viking Avenue and Hostmark.

4. ► **WORKSHOP: DRAFT ZONING AND CODE ENFORCEMENT ORDINANCES**

Karla Boughton, k.b. Consulting, entered into the record Exhibit No. 7 - e-mail from Troy Barber, Exhibit No. 8 - e-mail response from City Attorney Haney, and draft Planning Commission minutes from three meetings.

18.80.070 Development incentives in C-2 zoning district -Regional Retail is broken into two categories – Large size (50,001 square feet or larger) and Mid-Size (50,000 square feet or smaller). After the October 24th workshop new proposed provisions offer development incentives for the C-2 Viking Avenue zoning district. New development may achieve greater lot coverage, if a mix of uses (residential with commercial), pedestrian-oriented spaces and amenities, and structured parking areas, are provided.

To ensure the best possible opportunity for mixed use along Viking Avenue and SR 305, while taking into account the Mayor and Councilmembers concern on the square footage cap, options presented by staff included:

- a) Exempt grocery stores from the square footage cap when it is 100% grocery.
- b) Distinguish stores which have retail and grocery together (Fred Meyer, Target, Costco), that the grocery portion (which must include meat and fresh produce) must be at least 40% in order to receive the square footage cap exemption.
- c) Allow for the 50,000 square feet cap to be a *footprint* cap, and additional square footage allowed on a second story. In recent years, some regional chains (Target, Fred Meyer) have moved into urban areas, and built or occupied buildings with several floors, or parking garages, or both.
- d) Increase cap to 75,000 square feet *footprint* for all regional retail and grocery stores, and allow additional square footage on a second story.
- e) Drop the cap, retain the C-2 Viking Avenue development incentives and see what the market does.

Councilmembers and the Mayor expressed concern with prohibiting the large-size regional retail in the C-2 and C-3 zoning districts. The Council requested staff craft additional language allowing regional retail and review if additional design standards should be included.

18.80.080.H Live-Work Units - This section implements policy in the comprehensive plan encouraging mixed uses in all four of the commercial zoning districts.

Council expressed concern on the provisions that limit the uses allowed in the Live/Work units and the requirement for an annual inspection.

18.80.080.K Mixed Use structure - This section also implements policies of the Comprehensive Plan allowed in all zoning districts, however they are different from live/work units with physical separation between the residential unit and the commercial space no requirement for owner/employee of a commercial space to live in the structure. Council questioned limiting residential units to 40% of the gross square footage of a mixed use structure, and request staff to bring back options of regulating residential within mixed use structures.

18.80.090 Planned Mixed Use Development - Intentional planned development with mixed use including residential where the residential could be separated from the commercial structure on the same site, with a minimum lot size of two acres.

Council expressed concerns with the minimum lot size; Council concurred with a minimum lot size of one acre, with the opportunity to for the applicant to request a smaller lot size.

18.90.090 Medical Marijuana or Cannabis Collective Gardens - There is a new section relating to medical cannabis collective gardens; allowing collective gardens limited in scope, on the light industrial zoning district within enclosed buildings, with other development standards.

The Council concurred to not include any language regulating medical cannabis collective gardens, and wait until the state addresses the implications of Initiative 502 passage.

Discussion regarding “Off street Parking and Loading” section was moved to the next meeting.

18.170 Signage - The entire section has been updated to create consistency and to provide more specifics on sign size/height in the R zoning districts; to bring the sign size/height in the C-1 Downtown zoning district to be 5 consistent with the other commercial areas of the City; establish a permit and location criteria for sandwich board signs; and update the sign code enforcement procedures. Boughton stated the main change is requiring a permit for sandwich board signs. Further Council discussion will be held at the next meeting.

5. CONTINUED COMMENTS FROM CITIZENS

- a. Troy Barber spoke to the Council's decision to do nothing with the collective garden section of the Zoning Code updates, cited court cases that will set precedent and agreed with the Council's decision.

6. ► COUNCILMEMBER COMMENTS

- a. Mayor Erickson spoke to the letter to Puget Sound Regional Council, provided to the Council regarding recommendations and revisions to the draft Bicycle Network Development Map for North Kitsap. Council concurred to remove any references not directly related to Poulsbo.
- b. Councilmember Musgrove reported on the rescheduling of the Economic Development Committee to December 12th.
- c. Councilmember Stern added the Economic Development Committee will discuss “night time economy” at the next meeting.
- d. Councilmember McGinty reported on the cancellation of the Public Works Committee on December 26th.

7. ADJOURNMENT

Motion: Move to adjourn at 9:24 PM.

Action: Adjourn, **Moved by** Berry-Maraist, **Seconded by** McGinty.

Motion passed unanimously.

Rebecca Erickson, Mayor

ATTEST:

Jill A. Boltz, City Clerk, CMC